

January 26, 2010

Revised Preliminary Site Plan &

Revised Conveyance Plat: Teel Village, Phase IV, Block A, Lots 2, 4 & 8
(PSPCP09-0009)

Owner(s): Hebron Heights-I, L.P.

DESCRIPTION:

Three retail buildings and one child day care center on 8.9± acres on the south side of Main Street, 540± west of Teel Parkway. Zoned Commercial-1. Requested zoning is a Specific Use Permit for a Child Day Care Center. Neighborhood #42. SM

REMARKS:

Revised Preliminary Site Plan:

Purpose of Revision: To reduce the size of a proposed retail building and add a child day care facility on a new lot along the west property line.

Access: Access is provided from Main Street and Teel Parkway.

Cross access: Cross access is provided within the development.

Parking: Parking is adequate. A parking easement is dedicated on Lot 8 to provide parking for Lot 2.

Screening: A six foot masonry screening wall is proposed along the west property line. A landscape screen consisting of two rows in triangular spacing of six-foot tall Eastern Red Cedars is proposed on the south property line as a continuation of the living screen installed to the east. The trees along the southern property line of Lot 8 will not be within the detention pond. Installation of the masonry wall and living screen will be required with the development of Lots 4 and 8. A Preliminary Living Screen Plan has been submitted, and a final Landscape Plan is required with the submission of a Site Plan for each lot.

The Comprehensive Zoning Ordinance requires a living screen be approved by the Planning & Zoning Commission.

The proposed screening has been reviewed and approved by the City's Landscape Architect.

Open Space: Open space is adequate.

Tree Preservation: There are no protected trees on the property.

Façade Plan: A preliminary façade plan has been approved.

Additional Information: A Specific Use Permit for a Child Day Care Center has been submitted for consideration (SUP09-0012). The approval of this use is subject to City Council approval of an ordinance for the Child Day Care Center.

A Site Plan and Final Plat (SPFP08-0029) for the 14,666 square foot building on Lot 4 were approved by the Planning & Zoning Commission on August 12, 2008. These plans will need to be modified and re-approved prior to Final Acceptance of improvements for this development.

Revised Conveyance Plat:

The purpose of this plat is to create three lots and dedicate easements necessary for the development of Lots 4 and 8.

RECOMMENDATION:

Recommend approval subject to:

Revised Preliminary Site Plan

1. City Council approval of the Ordinance for SUP09-0012 to allow a Child Day Care Center.
2. Planning & Zoning Commission approval of a living screen on the southern property line.
3. Re-approval of a Site Plan and Final Plat for the 14,666 square foot building on Lot 4 prior to Final Acceptance for this building.

Revised Conveyance Plat

As submitted.